



## **PUBLIC NEIGHBORHOOD WORKSHOP**

# POTENTIAL EXPANSION OF THE MAIN STREET HISTORIC DISTRICT

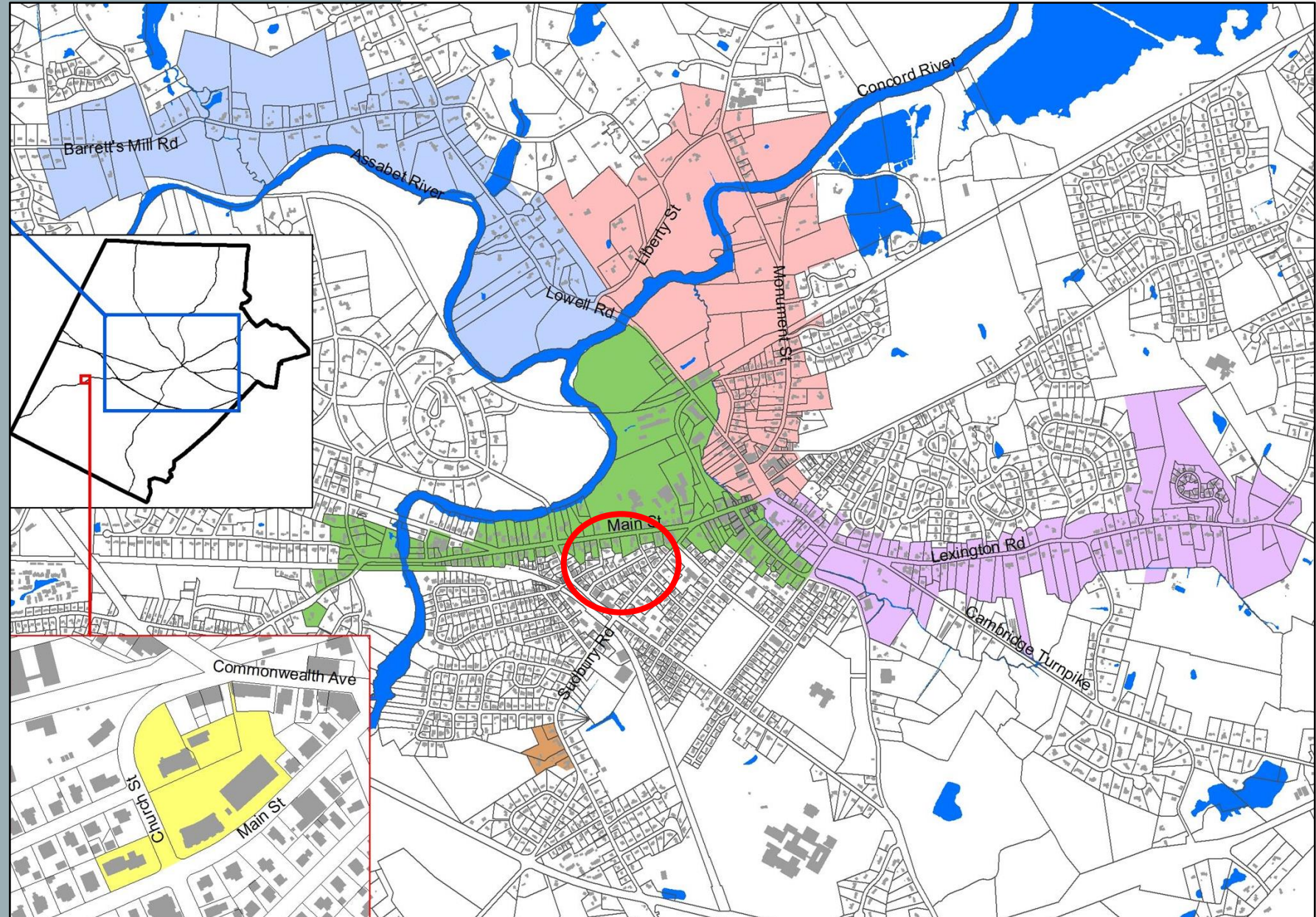
Town of Concord  
Historic Districts Commission

November 14, 2018





One of the goals identified in the 2018 Comprehensive Long Range Plan is to consider sensible but robust expansion of existing local historic districts into contiguous areas. The plan specifically mentions expanding the Main Street Historic District to include Sudbury Road from the Library to Thoreau Street.





# There's a Difference!



## Local Historic District

Granby Local  
Historic District

## National Register District

Sumner Hill Historic  
District, Jamaica Plain:  
a National Register  
Historic District



- A National Register designation is purely honorary and offers no protection for districts or landmarks. Local historic district designation offers protection against demolition and insensitive alterations through a certificate of appropriateness process, which includes a review of proposed alterations and other construction in a public meeting forum.
- Local historic designation is one of the best ways to protect the historic character of buildings, streetscapes and neighborhoods from inappropriate alterations, incompatible new construction, and other changes – including demolition.
- A local historic designation offers the assurance that the distinctive architecture and aesthetic value inherent in the historic resource will remain for the enjoyment of future generations. Local historic districts encourage continuity of design, pride of ownership, and help bring an element of predictability to older, established neighborhoods.



MASSACHUSETTS  
HISTORICAL COMMISSION

William Francis Galvin  
Secretary of the Commonwealth



- The area identified for inclusion in the Main Street Historic District includes a portion of Sudbury Road, Middle Street, Academy Lane, and a number of properties on Belknap and Thoreau Street.



- The majority of the houses in this neighborhood are 100 to 200 years old, with some dating back even earlier.
- There are a broad range of architectural styles represented, including:
  - First Period Colonial
  - Federal
  - Georgian
  - Greek Revival
  - Gothic Revival
  - Italianate
  - Victorian / Queen Anne
  - Colonial Revival
- The majority of the structures in the expansion area qualify for listing on the National Register of Historic Places for their association with the late nineteenth and early twentieth century residential development of Concord Center, and as well-preserved examples of architecture of the time.





- The neighborhood features structures that were built as private homes, converted outbuildings, a former general store, and private school buildings.
- Over the years, these houses were constructed for local Concordians who worked in town as judges, teachers, ministers, book keepers, railroad workers, blacksmiths, doctors and more.
- Many of the properties are also associated with persons and events significant to the town's early history; including the Wheeler Family, the Henry F. Smith Family, the Wood Family, and Concord architect/builder Moses Hobson.
- The structures in this neighborhood possess integrity of location, design, setting, materials, workmanship, feeling and association.



## WHAT IS REVIEWED?

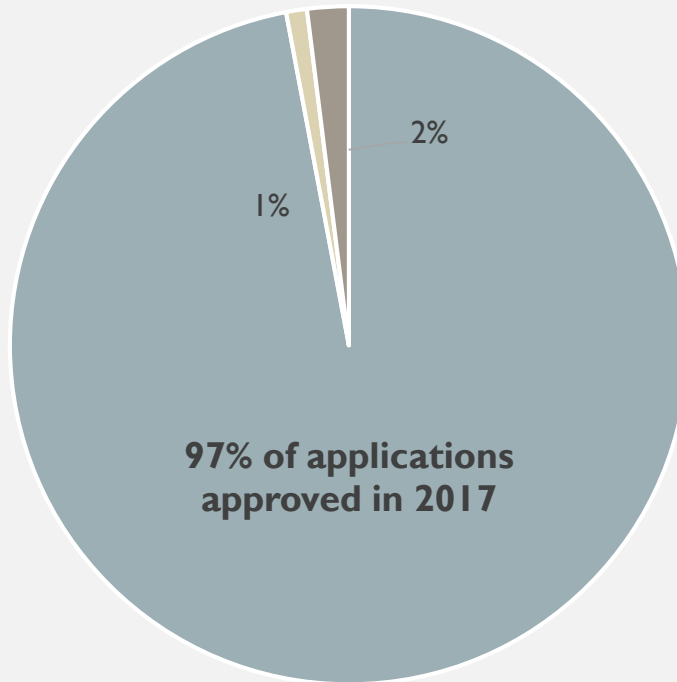
- Changes to exterior architectural features visible from a public way are subject to review by the Commission.

## WHAT IS NOT REVIEWED?

- Interior changes
- Landscaping
- Replacement in-kind / Ordinary Maintenance
- Changes to exterior features not visible from a public way are not reviewed.

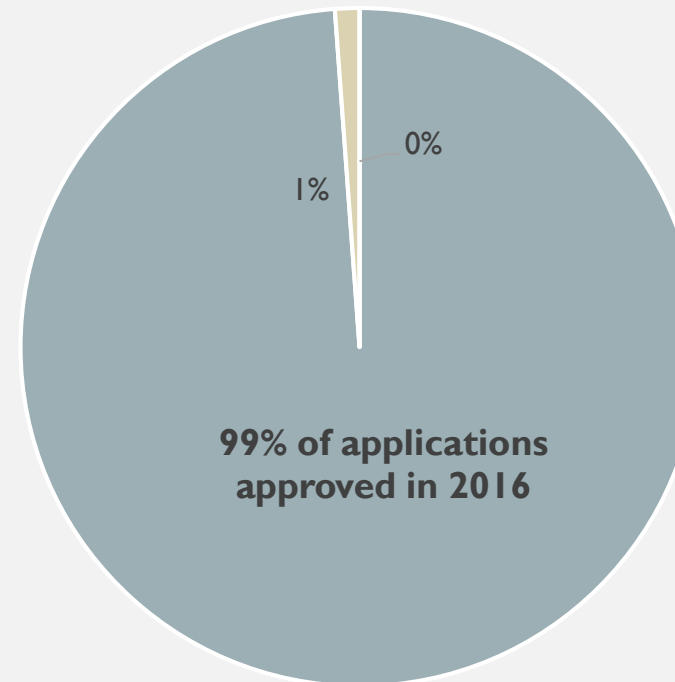
### **2017:**

- 98 Certificates of Appropriateness
- 1 Certificate of Non-Applicability
- 2 Denials of COA



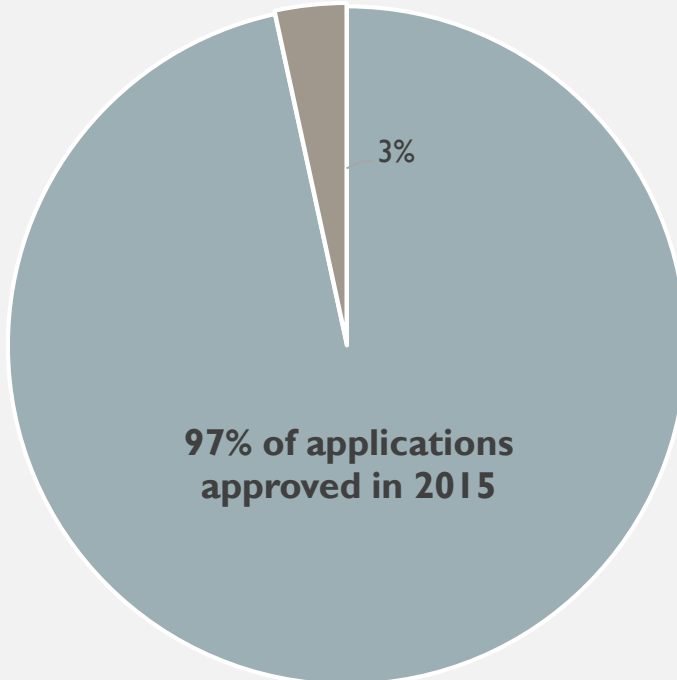
### **2016:**

- 85 Certificates of Appropriateness
- 1 Certificate of Non-Applicability
- 0 Denial of COA



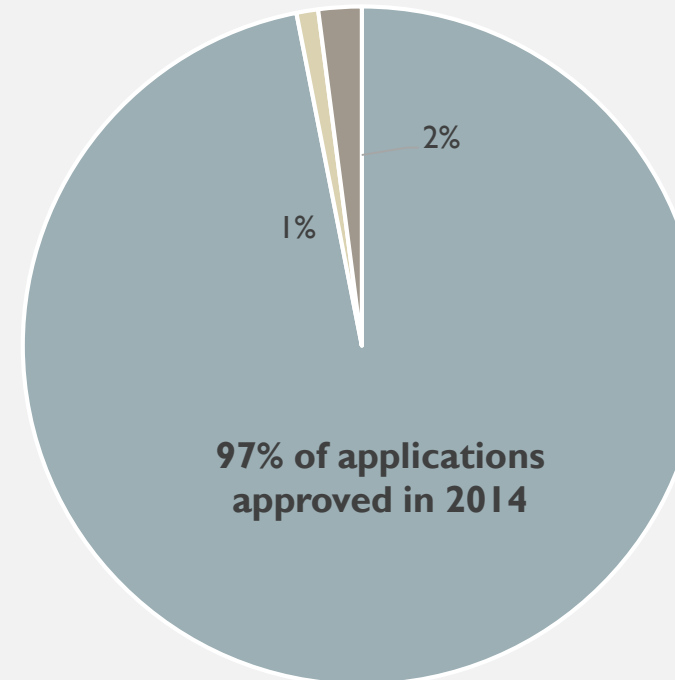
### **2015:**

- 85 Certificates of Appropriateness
- 0 Certificates of Non-Applicability
- 3 Denials of COA



### **2014:**

- 94 Certificates of Appropriateness
- 1 Certificate of Non-Applicability
- 2 Denials of COA







- New Construction
- 12 Bow Street





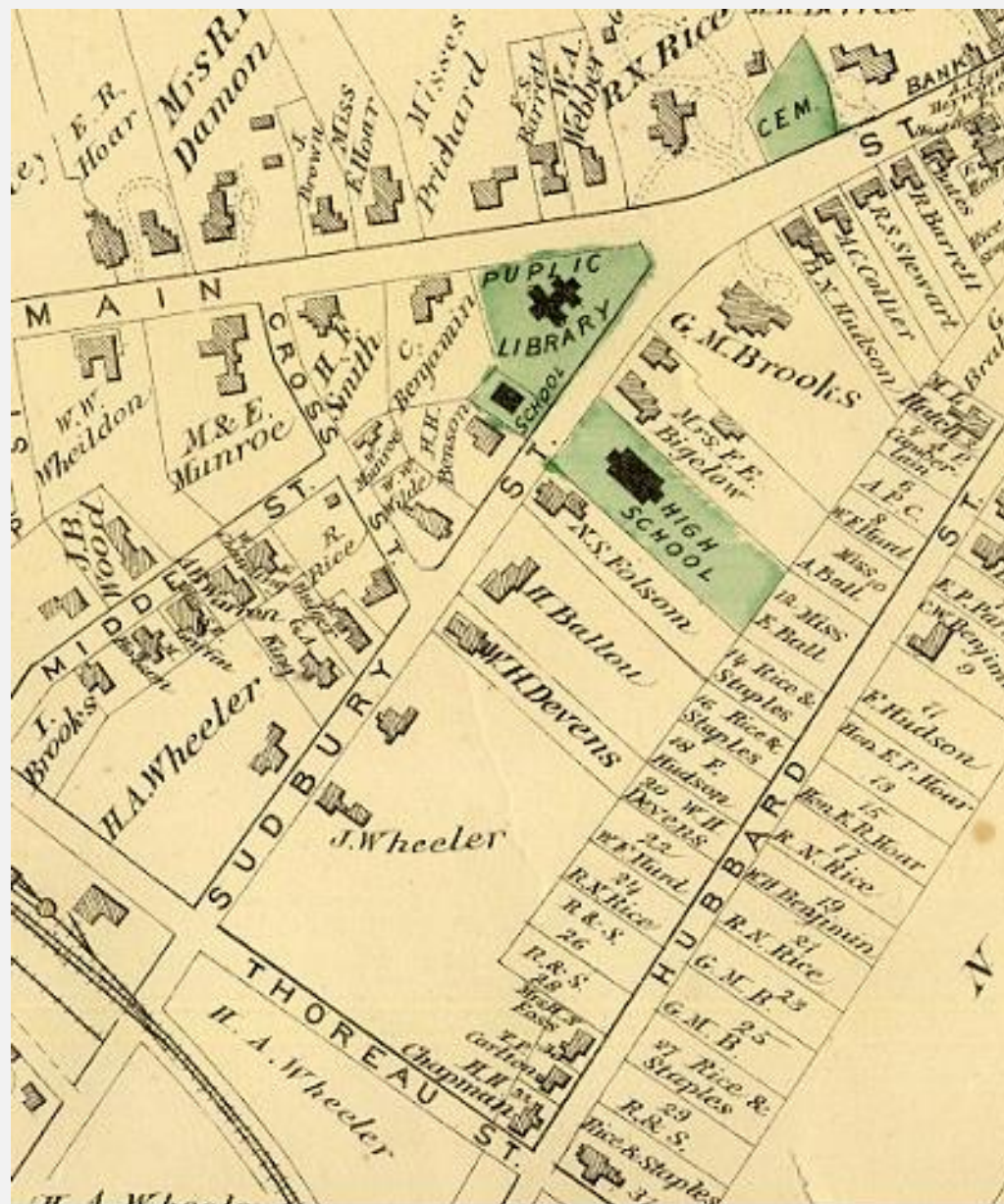
- Sensitive Addition
- 50 Monument Street





- Renovation
- 445 Lowell Road





Selection from: Map of Concord Center, 1875.  
From F. W. Beers' *Atlas of Middlesex County*, published by  
J. B. Beers, New York. (1875.1)





QUESTIONS?